



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
12		HIDDENWOOD PT, LINCOLN

**OWNERSHIP**

Owner 1:	MCDERMOTT ELANA
Owner 2:	DIGIANDO MICHAEL
Owner 3:	
Street 1:	12 HIDDENWOOD PT
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4314 Type:

**PREVIOUS OWNER**

Owner 1:	BUCKLER TR - MARILYN L
Owner 2:	-
Street 1:	12 HIDDENWOOD PT
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4314

**NARRATIVE DESCRIPTION**

This Parcel contains 2.267 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1964, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	6.14	1.000	R2									491,200						491,200	
101	ONE FAM		0.43		ACRES	UNDEV	0.2	0	30,000.	0.200	R2									2,580						2,600	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	282,600		2.267	493,800	776,400	2571	0
							GIS Ref
							GIS Ref
							Insp Date
							06/30/08
Total Card	282,600		2.267	493,800	776,400	Entered Lot Size	
Total Parcel	282,600		2.267	493,800	776,400	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: 323.66			/Parcel: 323.66		Land Unit Type:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	282,600	0	2.267	493,800	776,400	776,400	Year End Roll	9/28/2017
2017	101	FV	280,500	0	2.267	479,400	759,900	759,900	Year End Roll	9/29/2016
2016	101	FV	277,600	0	2.267	479,400	757,000	757,000	Year End Roll	1/14/2016
2015	101	FV	265,800	0	2.267	406,600	672,400	672,400	Year End	10/2/2014
2014	101	FV	262,900	0	2.267	365,000	627,900	627,900	Year End Roll	1/23/2014
2013	101	FV	257,000	0	2.807	357,800	614,800	614,800	Year End Roll	10/25/2012
2012	101	FV	276,100	0	2.25	405,800	681,900	681,900	Year End	1/26/2012
2011	101	FV	282,500	0	2.25	412,300	694,800	694,800	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BUCKLER TR,MARI	71175-135		6/18/2018		865000	No	No			
Buckler,Marilyn	60664-112		12/6/2012	FAMILY		1	No	No		
BUCKLER MARILYN	58168-240		12/27/2011	FAMILY		99	No	No		
BUCKLER MARILYN	36893-580		11/1/2002	CONVENIENC		1	No	No		
BUCKLER MARILYN	29618-563		12/30/1998	CONVENIENC		1	No	No		
BUCKLER, MARILY	25178-419		2/14/1995	CONVENIENC		0	No	No		
BUCKLER, MARILY	24977-274		11/4/1994	CONVENIENC		0	No	No		
BUCKLER, MARILY	24509-156		5/4/1994	FAMILY		0	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/3/2014	5932	ROOF	20,000	C				

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/23/2017	INFO AT DOOR	4	JG
6/30/2008	MEAS/EXT INS	25	D ERSKINE
9/29/2001	M&L COMPLETE	613	M COLE
3/25/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	20	- DECK HSE
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	26	- WOOD
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

**GENERAL INFORMATION**

Grade:	C+	- AVG. (+)
Year Blt:	1964	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:		Fact:
Const Mod:		
Lump Sum Adj:		

**INTERIOR INFORMATION**

Avg Ht/FL:	STD	
Prim Int Wal:	1	- DRYWALL
Sec Int Wall:		%
Partition:	T	- TYPICAL
Prim Floors:	3	- HARDWOOD
Sec Floors:	4	- CARPET 25%
Bsmnt Flr:		
Bsmnt Gar:		
Electric:	3	- TYPICAL
Insulation:	2	- TYPICAL
Int vs Ext:	S	
Heat Fuel:	1	- OIL
Heat Type:	3	- FORCED H/W
# Heat Sys:	1	
% Heated:	100	% AC: 50
Solar HW:	NO	Central Vac: NO
% Com Wal:	0	% Sprinkled: 0

**DEPRECIATION**

Phys Cond:	GD	- Good	20%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			20%

**CALC SUMMARY**

Basic \$ / SQ:	78.00
Size Adj.:	1.14814198
Const Adj.:	1.01499999
Adj \$ / SQ:	90.898
Other Features:	43170
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	353292
Depreciation:	70658
Depreciated Total:	282633

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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**BATH FEATURES**

Full Bath:	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

**OTHER FEATURES**

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
FrpI:	2	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

**PARCEL ID**

186 39 0

**COMMENTS**

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**RESIDENTIAL GRID**

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals												

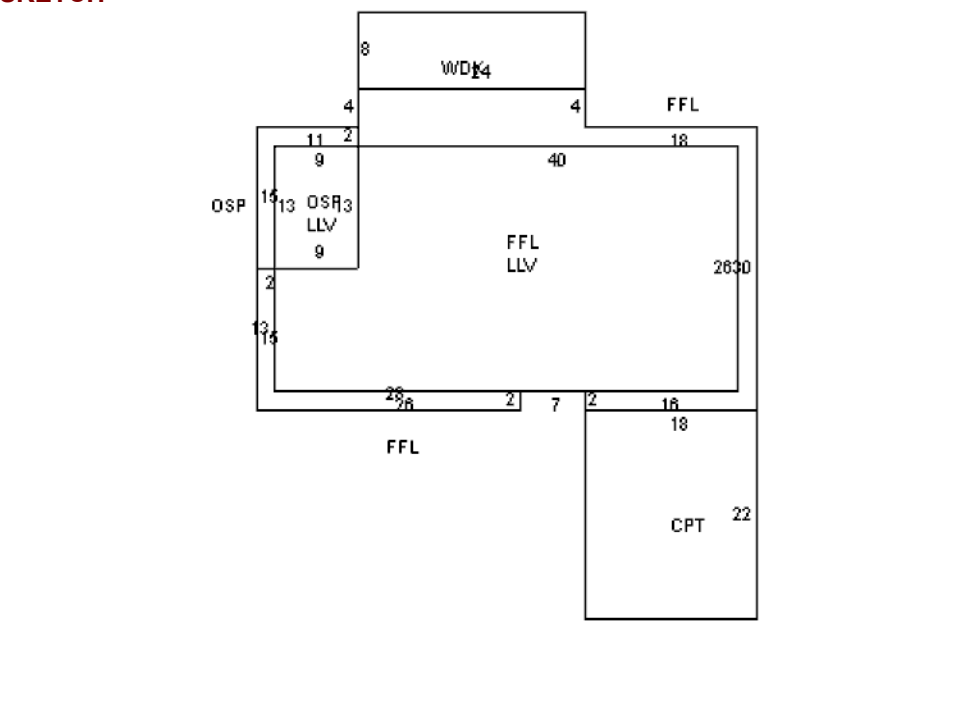
**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	7	4	1
Totals			
1	7	4	

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,507	90.900	136,984	
LLV	LOWR LEVEL	1,274	93.170	118,700	
CPT	CARPORT	396	22.000	8,712	
WDK	WOOD DECK	192	21.670	4,161	
OSP	SCRN PORCH	165	22.500	3,713	
Net Sketched Area:		3,534	Total:	272,269	
Size Ad	1507	Gross Area	3534	FinArea	2399

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	70	A	0

**IMAGE**

AssessPro Patriot Properties, Inc

